



Alsea School District Bond Projects Construction Manager's Report

Report Date: September 7, 2023

GENERAL OVERVIEW

Construction began mid-March on the Electrical Upgrades and Panel Room projects. That work was to be finished this summer but is still in progress with no clear completion date provided. We're still being told the main switch gear won't deliver before May 2024 so the new systems can't be energized until that's installed. The contractor has been given notice that construction in the building can only occur on Fridays and weekends when there are no students and that the additional cost of the delay is their responsibility.

The HVAC Upgrade construction was supposed to start in mid-June but was delayed until late July. HVAC equipment has now been installed in the classrooms but was stopped when the commissioning agency reported that the equipment did not meet contract requirements. We are still waiting on complete revised submittal documenting conformance and gave them a deadline of end of day today. The contractor must either produce the correct documents or remove and replace the units with what is designated in the plans. Electrical, roofing, plumbing and other work associated with the units is delayed until this work is completed at the contractor's expense. We don't expect to have an updated schedule until this is resolved.

The new Vocational Building is in the final design phase now, incorporating the input of the new CTE teacher. Final design will be completed for bidding and permit by December with a goal of starting construction in early 2024 and completion by the end of that summer. Early bid documents for underground utilities, slab and building erection have been requested by November to meet the funding schedule requirements for the OSCIM grant. With the Board's approval of the alternate contracting method last month, we plan to advertise the contractor RFQ mid-month to generate a list of qualified contractors for the bid phase. We'll work with the District to form an RFQ review committee.

The District approved ZCS Engineering, a structural engineering firm, to prepare an application for a seismic grant in the late-2023 cycle. Previous applications were prepared by the former architect and were not successful. ZCS has specific expertise with seismic grant applications and seismic designs in Oregon. They are preparing the application for submission in December when the State opens the next round of reviews. Awards will be made the following spring. If successful, design will start by summer 2024 with a goal of completing construction during summer 2025. In addition, the District will be eligible for a TAP grant in early 2024 to fund the seismic grant assessment and application so there will be no impact to the District's budget even if the grant isn't awarded.

PROJECT TEAM

CB Construction has continued to struggle to meet their schedule milestones and other project commitments. In the last month, their lack of performance has reached a critical point and the District issued a Letter of Non-Conformance on 9/7/23. They have been given seven days to rectify their performance deficiencies or the District can move to terminate their contract.

BUDGET

The updated Budget Summary for bond project revenue and expenses is attached. Comments on revenue and expense elements are noted below.

Revenue

The current program budget is \$4.67 million including ESSER funds and the OSCIM grant that doubles the value of the bond amount. Minor changes to the ESSER fund values were made earlier this month during review with the new Business Manager.

Expenses

The "Current Budget" column in Expenses shows the projected costs matched to the Revenue budget. There is \$1.93 million available for construction of the Vocational Building or other uncommitted projects including \$200k in Owner's Contingency for unforeseen costs on all projects.

The "Committed Costs" column shows the value of work that has been contracted so far. These values were reconciled with reports from the new Business Manager earlier this month to match the District's accounts. Vocation Building design costs were added this month.

The "Paid to-Date" column shows the value of work that has been paid for. To-date, \$1.20 million has been spent on completed work. We're assisting the Business Manager with initial applications for OSCIM grant funding.

SCHEDULE

The contractor continues to have multiple delays on the completion of the Panel Room, the latest of which is the subcontractor failing to appear. No reason was given, but completion was pushed off for another week. Continued push for productivity has met with limited results. CB has become semi-unresponsive to communications and requests for information. Their current plan is to complete the Panel Room by the end of September. Fortunately, delays in this work won't affect the overall program schedule or budget.

The main switchgear for the Electrical Upgrade has a long lead time and is not expected to arrive until April or May 2024 for installation that summer. We are continuing to ask for monthly updates from the vendor. In the meantime, we're pressing the contractor to install all the other electrical panels and components so the whole system is ready to energize

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when the switchgear is installed. We scheduled a site walk with the electrician next week to review completed work and the projected completion schedule.

The HVAC Upgrade construction finally started in late July. Most of the individual room units have been installed but the gym and hallway units are still pending. The District's commission agent reported that the units installed in the classrooms did not meet the design specs and we called for an immediate review. It has taken nearly three weeks to get revised submittals that meet the contract documents and we're still waiting on written warranty confirmation or the replacement of those units. The HVAC contractor has been notified to continue all other installation. However, new HVAC equipment can't be energized until next year when the switchgear mentioned above is installed so the delays have no impact on the overall project schedule or cost.

The Vocational Building is in final design with the new architect and their consultants. Bi-weekly design meetings include IMS and District personnel. The architect will prepare complete construction documents by the end of December. Early bid packages for underground utilities and procurement of building components are being prepared in order to meet OSCIM grant schedule requirements. Our goal is to complete construction of the new Vocational Building by the end of summer 2024.

PROJECT-SPECIFIC ACTIVITY

Electrical Upgrade & Panel Room

Door install, exterior flashings and other finiahes are still pending. There are construction quality issues we're resolving with the contractor.



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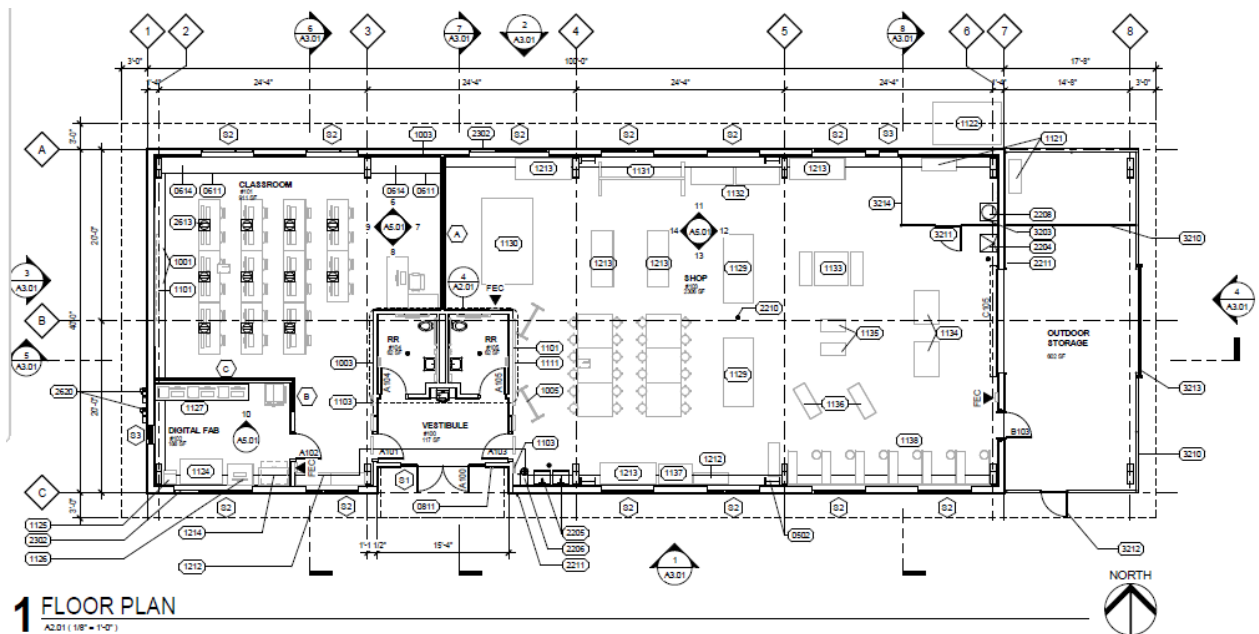
HVAC Upgrade

Heat pump units were installed in classrooms and other individual rooms last month. Electrical and plumbing are pending resolution of the revised HVAC submittals.



Vocational Building

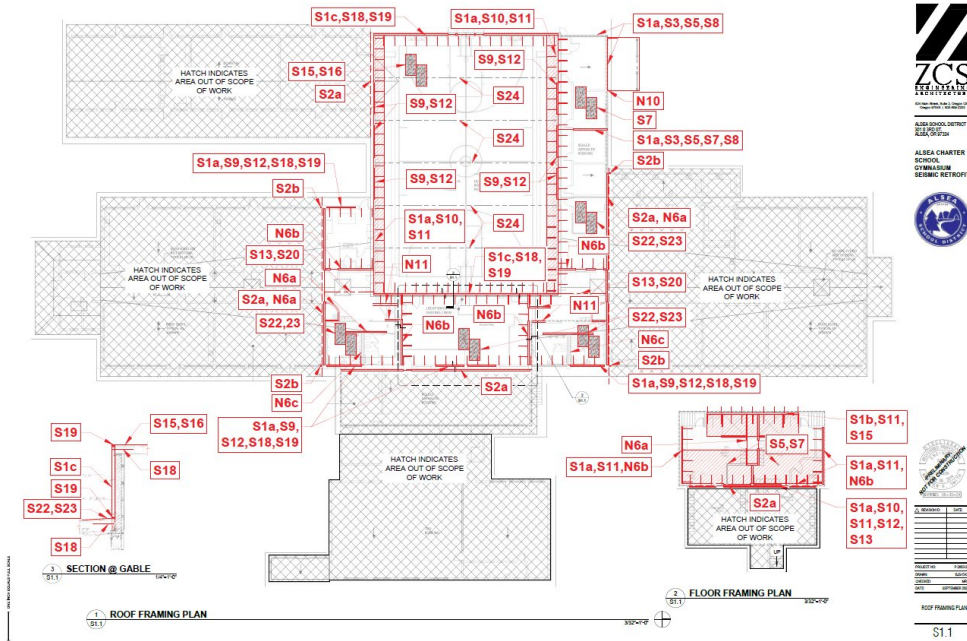
The most recent floor plan for the building is shown below. The team has begun working on VE items to reduce cost.



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Gym Seismic Grant Application

The draft plan and budget for the application are provided below. Final application documents will be submitted in December.



Alea School District
Alea School Seismic Evaluation

August 2023
P-2863-23

ENGINEER'S OPINION OF PROBABLE COST - Alea School Seismic Evaluation SEISMIC REHABILITATION					
SUMMARY					
Description	Deficiencies (Ref. Seismic Evaluation Report Sec. 5.0)	Quantity	Units	Unit Price	Total Price for Construction Item
GENERAL CONDITIONS					
General Conditions		10%	%		\$ 137,632.50
Preconstruction Services		2%	%		\$ 27,526.50
Escalation		7%	%		\$ 107,903.88
Bonding & Insurance		3%	%		\$ 46,244.52
Contractor Profit & Overhead		5%	%		\$ 77,074.20
General Conditions Subtotal					\$ 396,381.60
Non-Structural Elements					
Misc MEP		1	Lump Sum	\$ 88,700.00	\$ 88,700.00
Misc Non-Structural		1	Lump Sum	\$ 35,500.00	\$ 35,500.00
Non-Structural Subtotal					\$ 124,200.00
Construction Cost Per Building Part					
Building Part 'A' Subtotal					\$ 595,700.00
Building Part 'B' Subtotal					\$ 50,200.00
Building Part 'C' Subtotal					\$ 606,225.00
Building Part 'D' Subtotal					\$ -
Sub-Total Construction Cost					\$ 1,772,700.00
Contingency 15%					\$ 265,905.00
Total Construction Cost					\$ 2,038,605.00
Cost Estimate Summary					
Engineering				\$ 294,500.00	\$ 294,500.00
Architectural Consulting				\$ 30,800.00	
Structural / Rehabilitation Engineering				\$ 224,200.00	
Geotechnical Consulting				\$ 19,400.00	
Materials Testing for Design				\$ 15,300.00	
ASCE 41-17 Tier 3 Evaluation for URM				\$ 5,000.00	
Construction Management				\$ 61,200.00	\$ 61,200.00
Construction				\$ 1,851,200.00	\$ 1,851,200.00
Sub-Total Construction Cost				\$ 1,772,700.00	
Special Inspection Services for Construction				\$ 17,300.00	
Permitting Fees				\$ 61,200.00	
Relocation of FF&E				\$ 26,600.00	\$ 26,600.00
Contingency				\$ 265,905.00	\$ 265,905.00
Total Project Funding Requirement					\$ 2,499,405.00

COMMUNICATIONS

A Letter of Non-Conformance was sent to CB Construction from the District on 9/7/23. They have seven days to rectify their performance deficiencies or the District can move to terminate their contract.

IMS Monthly Reports are being provided to the Bond Oversight Committee and the School Board each month. No BOC meetings are currently scheduled as members have been invited to participate in the Vocation Building design meetings.